

Ref 21/04271/F

I write to object to the planning application by Cedar Homes in Sibford Ferris which I believe should be rejected on several points.

Since 2014 a total of 1062 dwellings have been identified to meet the Policy Villages 2 of 750, therefore no new permissions are needed as the targets have already been exceeded and are Contrary to Cherwell Local Plan 2011 – 2031.

Why are developers allowed to put land forward for development in rural area on good agricultural land where targets have already been exceeded and the homes built? There are 8293 permissions granted for homes that are yet to be built around Banbury, Bicester and Upper Heyford, highlighting Land Banking.

As yet we do not know how the infrastructure will cope with the Gade Homes development of 25 homes. There is at present very limited public transport, narrow lanes not built for motor vehicles with very few pavements. There are already traffic bottlenecks with farm vehicles, delivery lorries, local and school buses and Sibford School traffic all trying to manoeuvre along these narrow twisting lanes. There is small Post Office cum shop but a visit to the local surgery is very likely to mean the use of a car and as parking at the Surgery is always in great demand, putting extra pressure on the surrounding narrow lanes. There is already a much higher proportion of older/retired than the national average.

In the CRAITLUS report of August 2009 it was stated “of the 33 Villages only 4 show little capability to sustainably support additional housing. Shennington, **Sibford Gower**, **Sibford Ferris** and Charlton-on-Otmoor perform poorly due to their location on minor roads with long travel times and distances to key facilities.

The Application goes against the Sibfords Community Plan of 2012 when 64% of people said they would be willing to envisage up to 10 new houses; 31% to to 20 and only 3% over 20. All of these have been exceeded by the Hook Norton Road site and there is no further local requirement.

This development is unnecessary, inappropriate and unsustainable. The proposal is contrary to Policy C28 of the Cherwell Local Plan 1996, Policy Villages 2 and Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 part 1 and Government guidance contained within the National Policy Framework and the National Design Guide.

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1 High Meadow

Sibford Gower

